



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 07/17/01

AGENDA ITEM 5

WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Conveyance of Surplus Property to Adjoining Property Owner at
25855 Fairview Avenue

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution authorizing the City Manager to execute the grant deed conveying the noted surplus property to the adjoining property owner at 25855 Fairview Avenue.

DISCUSSION

The property in question was acquired by the City in 1953 from Castle Homes, as a portion of a larger parcel, for one of two water-tank sites serving the Castle Homes area. The tank was removed in 1993 after the 1990 construction of the Highland 1285 Reservoir. The property consists of 6,105± s.f. of land along Fairview Avenue in the unincorporated area. The parcel is rectangular-shaped and measures approximately 100 feet long and approximately 60 feet wide. Per Alameda County Zoning Ordinance, this parcel cannot be independently developed based on minimum lot size requirements for that area, which is five acres minimum per parcel.

The adjoining owner at 25855 Fairview Avenue is interested in purchasing this parcel and has identified a purchase price of \$6,000, which staff has reviewed and found to be fair and reasonable. This surplus parcel is primarily of beneficial use to this adjoining owner.

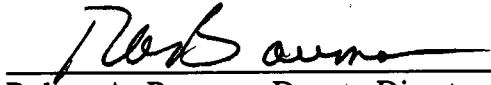
Conveyance of this property will eliminate all City liability and any obligation to maintain the site. A condition of purchase will be that the parcel will be merged with the buyer's parcel, which will eliminate the nonconforming parcel.

The City's General Plan designates this parcel as Residential, Rural Estate Density. Therefore, merging subject sub-standard parcel with the adjoining parcel will render it in conformance with the General Plan designation. This designation is also consistent with the County's Fairview Specific Plan.

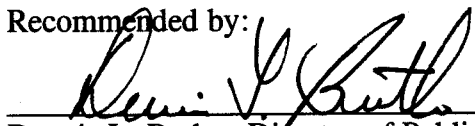
Sale of surplus real property is categorically exempt from the provision of California Environmental Quality Act (CEQA), pursuant to Section 15312, "Surplus Government Property Sales"; thus, no environmental action is required.

The Planning Commission held a public hearing on this proposal at its regular meeting of June 14, 2001. The Commission found that the project was categorically exempt from CEQA and was not in conflict with the General Plan. They recommended that the City Council authorize the conveyance of the property to the adjoining property owner.

Prepared by:


Robert A. Bauman, Deputy Director of Public Works

Recommended by:


Dennis L. Butler, Director of Public Works

Approved by:


Jesús Armas, City Manager

Exhibits: A: Vicinity Map
B: Plat Map

60 Scale: 1"=100'

RANCHO SAN LORENZO-G. CASTRO (Pat.Bk.A Pg.142)
PARCEL MAP 963(Bk.76 Pg.94)

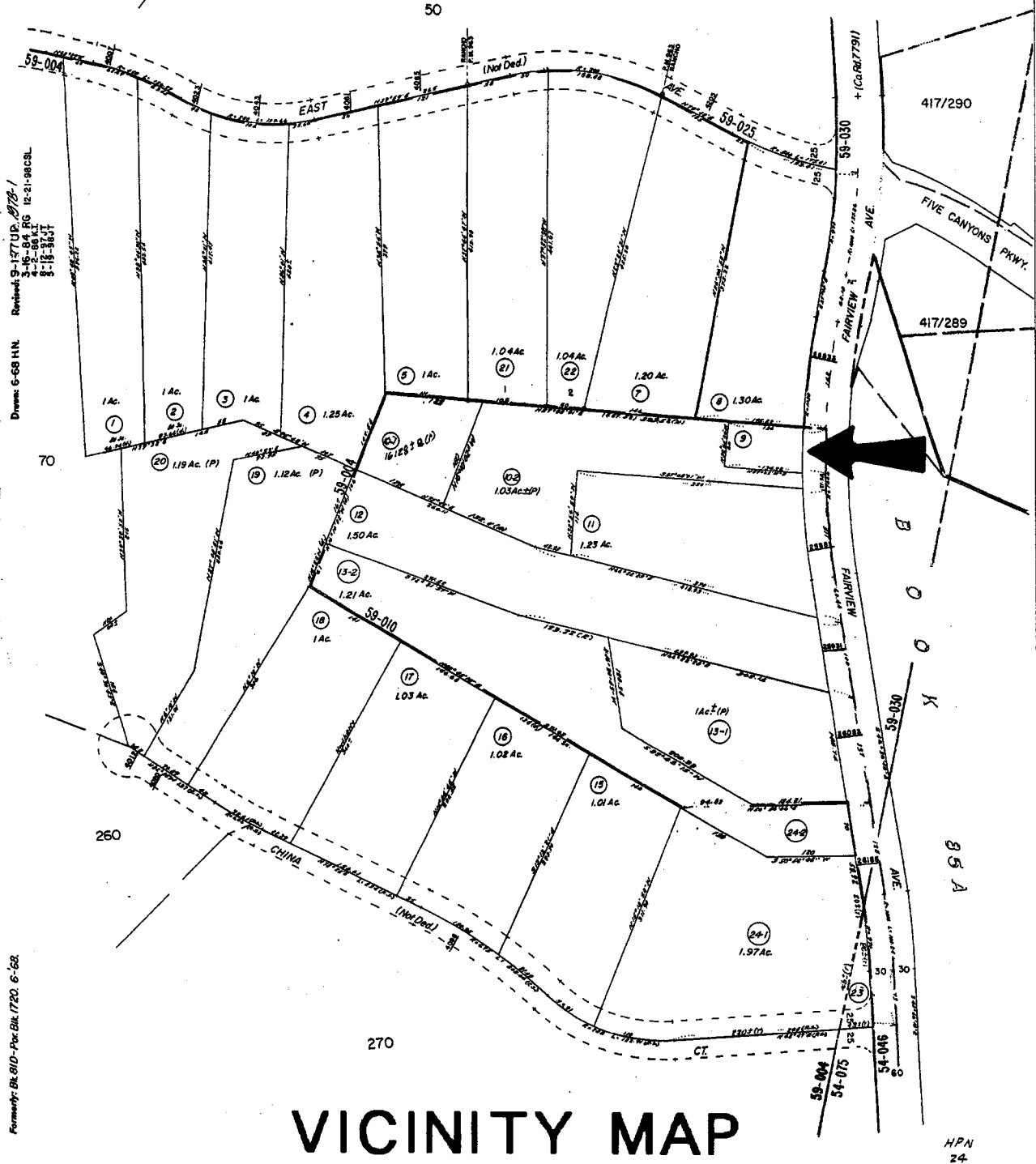


Exhibit A

EAST AVENUE
(PRIVATE ROAD)



Norman Payne
NORMAN PAYNE
L.S. 4388
LICENSE EXPIRES 9/30/01

MCELROY, THOMAS D.
89-181568

AREA=6105 sq.ft.
0.14 acre

CURVE DATA
RADIUS DELTA LENGTH

1. 1000 3°26'47" 60.16
2. 1030 3°20'46" 60.15

GOODE, STEPHEN & LAURA
20000338130
APN 425 0060 010 02

CITY OF HAYWARD
AH-112564

= SURPLUS PROPERTY PARCEL NO. 107

<table border="1"> <tr> <td>REV</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			REV	DATE	BY				CITY OF HAYWARD ENGINEERING DIVISION		SURPLUS PROPERTY PARCEL NO. 107 A.P.N. 425-60-9	DWG. NO. 01003
			REV	DATE	BY							
			DRAWN BY: JNP	DATE 6-07-01	FILED							
CHECKED BY: JNP	SCALE: N.T.S.											
APPD. BY	APPROVED											
CITY ENGINEER			DIR. PUBLIC WORKS		SHT. 1 OF 1							

Exhibit B

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
SURPLUS PROPERTY PARCEL 107 TO THE ABUTTING
PROPERTY OWNER AT 25855 FAIRVIEW AVENUE**

WHEREAS, Surplus Property Parcel 107 was acquired in 1953 from Castle Homes, as a portion of a larger parcel, for one of two water-tank sites; and

WHEREAS, the tank was removed in 1993 after construction of the Highland 1285 Reservoir; and

WHEREAS, the Director of Public Works has advised that Surplus Property Parcel 107, which is more particularly described in the attached Exhibit "A," pursuant to the Alameda County Zoning Ordinance, is of insufficient size for independent development and no longer needed for public purposes.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes the conveyance of Surplus Property Parcel 107 to the abutting property owner at 25855 Fairview Avenue, for the sum of \$6,000, which takes into consideration the size of the parcel and the benefit to the City for release from responsibility for maintenance of the parcel.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute all documents necessary to complete such disposition.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2001

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward